

**APPROVED 9/24/08**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**  
**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, July 23, 2008 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

**MEMBERS PRESENT:**

Mark Trojanowski, Chairman  
Edward Bruce, Vice Chairman  
Ronald Penton, Secretary  
William Leiserson  
Leroy Gould  
Pamela Sletten  
John Gilchrist, Alternate

**ABSENT MEMBERS:**

Steve Nugent  
Frank Bumsted, Alternate

**OTHERS:**

Alan Fredricksen, Land Use Administrator  
Andy Bevilacqua, Acting Town Engineer  
Jonathan Bodwell, Town Engineer  
Lisa Raccio, Stenographer  
Sandi Lion, Clerk

**AGENDA:**

Mr. Trojanowski, Chairman, called the meeting of the Inland Wetlands Commission to order at 7:08 PM and introduced the Commission and town staff. He then explained the procedure for the public hearing. Mr. Trojanowski asked Mr. Fredricksen if there was any other business to come before the Commission. Mr. Fredricksen stated that application #I08-11 is postponed to the August 27, 2008 meeting and under "Other" he would like to add the Todd's Pond Project.

Mr. Trojanowski welcomed the new Town Engineer, Jonathan Bodwell. Mr. Bodwell explained his background in Engineering to the Commission. Mr. Fredricksen, Land Use Administrator, and the Commission thanked Mr. Bevilacqua for assisting the Commission as Acting Town Engineer.

1. #I08-09      Application of Andrew Coutant, Owner and Applicant, relative to 120 Mill Road, (Map 47, Lot 8), seeking Permit To Conduct Regulated Activity. Plan Entitled: Proposed Garage and Living Space Additions, 120 Mill Road, North Haven, CT, Prepared by Nafis & Young Engineers, Inc., Dated April 25, 2008. Scale 1" = 20'. R-40 Zoning District.

Mr. Andrew Coutant, owner, presented his application to encroach into the 50' buffer zone near the Muddy River. Approximately 118 square feet of buffer will be interrupted. He is proposing to build a two story, 14' x 25' addition. The addition will replace two thirds of the 12' x 14' existing deck. He is also proposing a detached garage which will not encroach on the 50' wetland buffer. A portion of the driveway will also be eliminated. The 1965 home predates Inland Wetlands regulations. The design of house and the location of the septic tank prevents from building the addition elsewhere.

Mr. Trojanowski reviewed the Land Use and Acting Town Engineer's comments with the Commission. Mr. John Harriman with Nafis and Young Engineering and Mr. Coutant further answered questions from the Commission. Mr. Leiserson stated that he would have liked to have seen a drainage plan.

Being no public comment, the public hearing was closed.

2. #I08-10      Application of Victor A. Nutile Bus Company, Owner and Applicant, relative to 121 Quinnipiac Avenue, (Map 6, Lot 12), seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Proposed Buildings and Building Additions, the Victor A. Nutile Bus Co., 121 Quinnipiac Ave., North Haven, Connecticut. Prepared By: Godfrey-Hoffman Associates, LLC, Dated March 25, 2005, rev. 06/25/08. Scale 1" = 40. R-20/CB-20 Zoning Districts.

Mr. Victor Benni from Godfrey Hoffman & Associates presented the application for the Nutile Bus Company to build a 3,864 square foot addition to house buses, a 3000 square foot new building for office space and a new 7000 square foot retail-use building. He then explained the landscaping proposal and stated that utilities will be provided from Quinnipiac Avenue. He reviewed the drainage, sedimentation and erosion control plans. The Commission asked questions and Mr. Benni and Mr. Fredricksen responded.

Mr. Benni then reviewed Engineer and Land Use comments with the Commission. Mr. Dennis Nutile, owner, responded to the questions from the Commission and from Mr. Bevilacqua. Mr. Penton has concerns with the maintenance of the catch basins. The Commission suggested providing inlet protection and surface water treatment.

Mr. Trojanowski asked for public comment.

Public comment:

- 1) Mrs. Arlene Baldo, 31 Palmer Road, is concerned about how this proposal will effect her property. She is also concerned about drainage.

Mr. Benni responded to the public comment. He then stated that he would like to keep this public hearing open.

3. #I08-11 Application of Richard Vizziello, Summer Wind Development, LLC, Owner and Applicant, relative to Summer Lane, (aka 828 Thompson Street), (Map 9, Lot 1), seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Site Development Plan, Summer Wind Estates, Summer Lane (aka 828 Thompson Street), North Haven, Connecticut. Prepared by John Paul Garcia & Assoc., Dated 3/11/05, rev. 6/17/08. Scale 1" = 40'. EH Zoning District.

This application is postponed to the August 27, 2008 meeting.

**INFORMAL:** None

**OTHER:**

-2009 Meeting Dates

Mr. Gilchrist moved to approve the 2009 Meeting Dates; Mr. Leiserson seconded the motion. All were in favor.

-Tire Pond

A letter was prepared and reviewed by Commission members regarding the tire pond. Mr. Leiserson would like the applicant, an engineer from Fuss and O'Neill, hazmat personnel, and possibly the DEP to come before the Commission to answer questions.

Mr. Penton moved to approve the "Tire Pond" letter; Mr. Leiserson seconded the motion. The Commission voted as follows:

Trojanowski – aye Bruce - aye Penton – aye L. Gould – aye Leiserson – aye Sletten - aye Gilchrist – aye

-Linda Elia v. North Haven Inland Wetlands, et al.

Mr. Fredricksen stated that the decision of the Inland Wetlands Commission was sustained by the court.

-Quinnipiac River Watershed Association Correspondence regarding Todd's Pond Project.

Mary Mushinsky, Executive Director of the Quinnipiac River Watershed Association is concerned with the water quality at Todd's Pond due to an increase of the duck population. She would like to plant appropriate species to improve water quality. Mr. Trojanowski is in favor of this project and would like to send a letter of support from the Commission.

Mr. Fredricksen asked the Commission if they would be willing to co-sponsor this project.

Mr. Penton moved to support the Todd's Pond Project under Regulation 4.2 (no application is required) and Regulation 4.3 (Use As-of-Right); Mr. Bruce seconded the motion. The Commission voted as follows:

Trojanowski – aye Bruce - aye Penton – aye L. Gould – aye Leiserson – aye Sletten - aye Gilchrist – aye

## **DELIBERATIONS:**

Mr. Penton moved to go into deliberations; Mr. Leiserson seconded the motion. All were in favor.

### **BREAK:** 8:30 - 8:42 PM

1. #I08-09 Application of Andrew Coutant, Owner and Applicant, relative to 120 Mill Road.

Mr. Bruce moved to approve the application; Mr. Penton seconded the motion. The Commission voted as follows:

Trojanowski – aye Bruce - aye Penton – aye L. Gould – aye Leiserson – aye Sletten - aye Gilchrist – aye

This application was approved with appropriate conditions.

2. #I08-10 Application of Victor A. Nutile Bus Company, Owner and Applicant, relative to 121 Quinpiac Avenue.

The applicant requested to keep this public hearing open.

## **BOND RELEASES & REDUCTIONS:**

I06-22, 55 Mill Road

Mr. Penton moved to deny the release of the bond for application #I06-22, 55 Mill Road; Mr. Gilchrist seconded the motion. The Commission voted as follows:

Trojanowski – aye Bruce - aye Penton – aye L. Gould – aye Leiserson – aye Sletten - aye Gilchrist – aye

## **MINUTES:**

May 28, 2008

Mr. Leiserson moved to approve the minutes of the May 28, 2008 meeting; Mr. Penton seconded the motion. The Commission voted as follows:

Trojanowski – aye Bruce - aye Penton – aye Leiserson – aye L. Gould – aye Sletten – aye Gilchrist - aye

**ENFORCEMENT ACTIONS:** None

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**CORRESPONDENCE:** None

## **ADJOURN:**

Mr. Gilchrist moved to adjourn the meeting; Mr. Leiserson seconded the motion. The meeting was adjourned at 9:15 PM.